



36 Hindley View

Brereton, Rugeley, WS15 1FF

Offers in the region of £139,000



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Entrance Hallway

Approached from front entrance door and having ceiling light point, laminate flooring and radiator. Stairs to First Floor Landing.

Fitted Kitchen

7'9" x 7'4" (2.36m x 2.24m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with gas hob and extractor hood over, space with plumbing for washing machine and further appliance space. Wall mounted boiler, ceiling light point, radiator and upvc double glazed window to side aspect.

Lounge/ Dining Room

14'0" x 10'6" (4.27m x 3.20m)

Having ceiling light point, radiator, useful storage cupboard and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, radiator, loft access and airing cupboard.

Bedroom One

10'10" x 7'6" (3.30m x 2.29m)

Having ceiling light point, radiator and upvc double glazed window to side aspect.

Bedroom Two

7'6" x 7'6" (2.29m x 2.29m)

Having ceiling light point, radiator and upvc double glazed window to side aspect.

Bathroom

Comprising paneled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiled flooring and extractor fan.

Outside

The property having one allocated parking space and communal gardens.

Agents Notes

The property is Leasehold with approximately 111 years remaining. GROUND RENT £150.00 per annum and SERVICE CHARGE approx £900.00 per annum.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



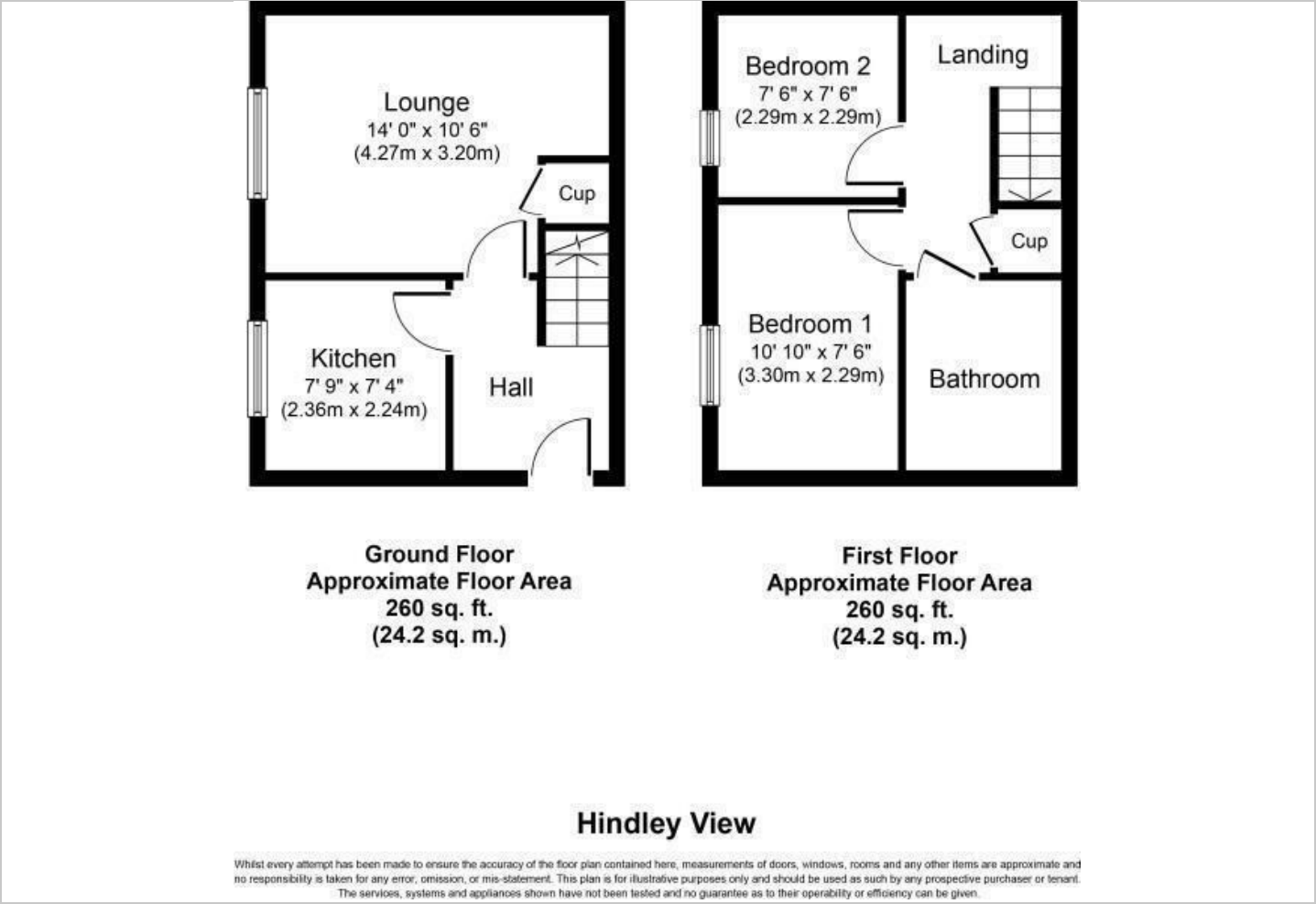
Hybrid Map



Terrain Map



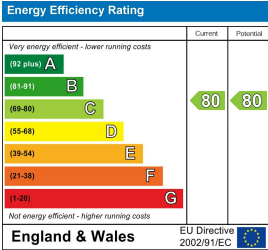
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.